

# Sutter County, CA

County · CA · California

BUYER'S MARKET

**\$423K**

MEDIAN SALE PRICE

**-5.2%**

1-YR CHANGE

**763**

SALES (12 MO)

**\$421K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



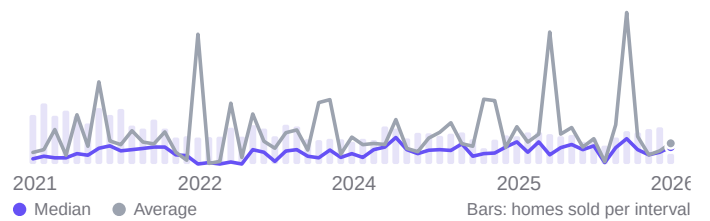
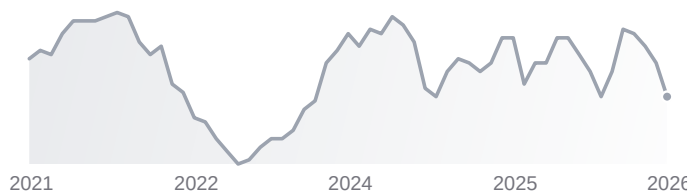
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$440K · Average \$455K

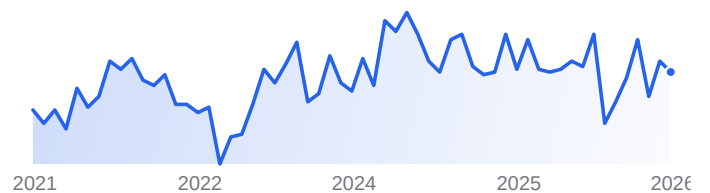
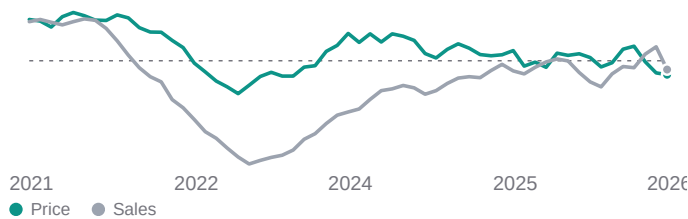


Growth (year over year)

Price -5.2% · Sales -3.3%

Price per square foot

\$250/ft²

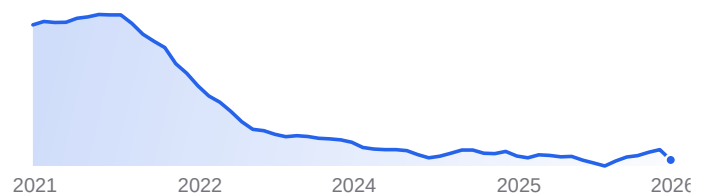
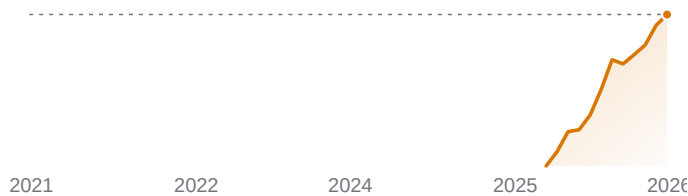


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

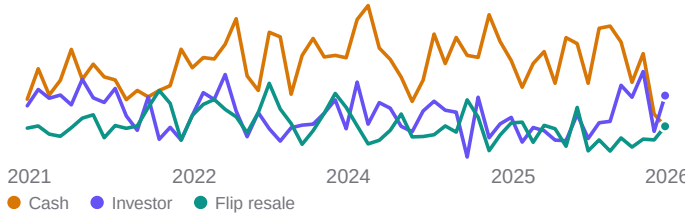
2.7%



## BUYERS & OUTCOMES

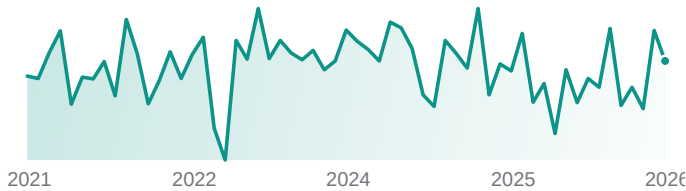
### Buyer mix

Cash 8.3% · Investor 17% · Flip resale 8.3%



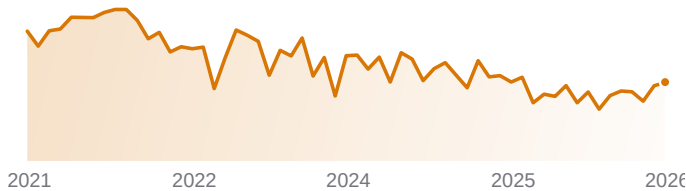
### Sellers who sold at a gain

93%

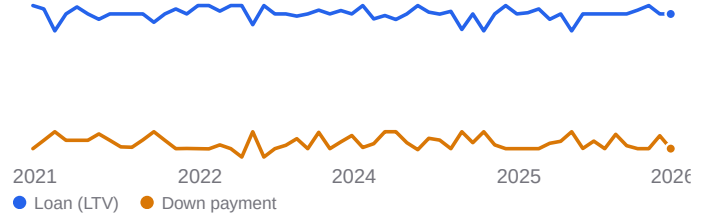


### Median annualized return at resale

+5.2%

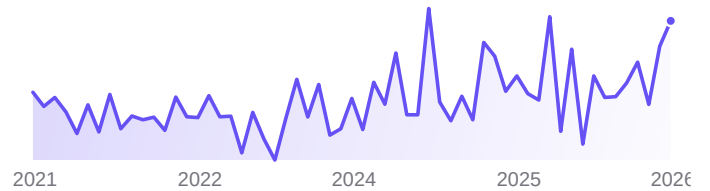


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



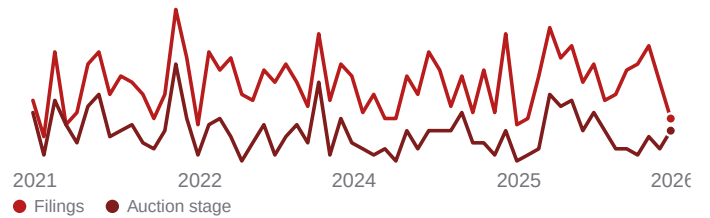
### Typical hold before selling

12.4 yrs



### Preforeclosure filings

Filings 8 · Auction stage 6



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 27,940    |
| Median value (AVM) | \$421K    |
| Median size        | 1,704 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 83%       |
| Condos             | 1.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 1.8% |
| Owner occupied                | 76%  |
| Company owned                 | 25%  |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**11.9 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>98,457</b>    |
| Density                          | <b>163 / mi²</b> |
| Median household income          | <b>\$69K</b>     |
| Average household income         | <b>\$102K</b>    |
| Crime index (US avg 100)         | <b>96</b>        |
| Air pollution index (US avg 100) | <b>90</b>        |
| Earthquake index (US avg 100)    | <b>109</b>       |
| Homes occupied                   | <b>96%</b>       |
| Bachelor's or higher             | <b>16%</b>       |
| Poverty rate                     | <b>15.2%</b>     |
| Unemployment                     | <b>2.5%</b>      |
| Average temp                     | <b>62°F</b>      |
| Annual precip                    | <b>22 in</b>     |
| Sunshine                         | <b>78%</b>       |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.